

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 37, Number 20

GREENBELT, MARYLAND

Thursday, April 25, 1974

GHI Membership Approves Increase In Monthly Charges

by Al Skolnik

At the April 17 special membership meeting, the Greenbelt Homes, Inc. membership finally succumbed to the economic realities of life and voted to increase monthly charges 5-6 percent to meet the rising cost of fuel oil and to initiate a fuel conservation program.

Last December the membership turned down a request by the GHI board of directors for a 16 percent increase in monthly charges but the April 17 meeting was different as only a handful of members out of 250 present dissented from the board-recommended request for a 5-6 percent increase.

The increase in monthly charges will average 6 percent for the brick homeowners (ranging from \$5 to \$11) and 5 percent for the frame homeowners (ranging from \$4 to \$7). The higher charges will go into effect June 1, 1974.

These higher charges will yield \$76,731 in additional income during the remaining 7 months of 1974. Of this amount, \$41,000 will be used to cover the 1973 deficit in fuel oil costs, with the balance used to cover the 1974 cost of borrowing \$173,000 for a long-term heating improvements program.

The latter program which was endorsed by the membership, includes \$51,000 for modification of burners in the four large frame home heating plants, \$6,000 for a pilot project in the frame homes for conversion from steam heat to hot water, and \$116,000 for installation of variable temperature heating controls in the brick homes.

GNMA Deferral

The membership authorized the board to enter into an agreement with Government National Mortgage Association, holder of the GHI mortgage, for temporary deferral of GHI's 1974 principal payments on the mortgage of \$319,000, to be used exclusively for fuel-saving capital improvements projects. Such deferral in essence would be the equivalent of borrowing money from GNMA at 4 percent interest (the interest contained in the mortgage). The exact terms of the loan, however, including the interest rate, will be subject to negotiations with GNMA.

The membership further stipulated that any expenditures from this loan in excess of the \$173,000 already agreed to would be contingent upon prior membership approval of the specific fuel saving projects proposed.

Some of the additional projects being contemplated include frame home crawl space vapor barrier and insulation work, installation of fire walls in the attics of frame homes, purchase of storm windows and doors for both brick and the frame homes, possible replacement of windows, and conversion of 19 additional steam to hot water plants, if the pilot project proves successful.

Statements in Support

Strong statements of support for the increase in monthly charges

and the capital program came from GHI president James Smith, Planning and Engineering committee chairman Hugh O'Donnell, treasurer Thomas White, and Audit Committee chairman James Foster.

Smith presented slides which dramatically showed how the tripling of fuel oil prices during the past year has played havoc with the GHI budget. O'Donnell, through a written statement read to the membership, emphasized the need for an energy conservation program to offset the mounting cost of fuel oil and cited savings of up to 15 percent in fuel consumption, if the program were carried out.

White cited the need for replenishing the reserves of the corporation which had been depleted by the fuel oil deficit. He also noted how the heating improvements program would pay for itself in fuel oil cost savings in a few years.

On behalf of the Audit Committee, Foster endorsed the fuel conservation program and the financing of this program through an increase in monthly charges and deferral payments on the mortgage in that order.

Reaction

Apparently convinced by the marshalling of facts in support of the program, the membership exhibited few signs of opposition. The most vociferous statements came from persons with individual complaints such as lack of or too much heat, poor quality of trim paint program, excessive individual charges, etc.

One member suggested limiting the GNMA borrowing to the \$173,000 of capital improvement projects already decided upon. Another member saw a greater urgency for a complete rehabilitation of the heating system than for a patching up of the present heating plants.

Early in the meeting a proposal for a secret ballot on the vote received only scattered support after GHI president Smith pointed out that such balloting would not permit adoption of any amendments from the floor.

Of the 249 voting cards issued at the meeting, 136 were for the brick homes and 113 for the frame.

Women's Tennis

The Greenbelt Tennis Assn. invites all women interested in playing tennis to participate in a round-robin "get together" on Sun. April 28, 10 a.m. til noon at the Braden Field tennis courts. All levels of ability will be represented. Membership applications will be available at the courts. For information call Gretchen Morrison 474-5506.

Notice to G.H.I. Members

The G.H.I. Audit Committee's special report on the Capital Improvements Program and Funding is available. Interested members may pick up a copy at the GHI offices during regular business hours.

WHAT GOES ON

Thurs., April 25, 7:30 p.m., GHI Board Meeting, Hamilton Pl.
Fri., April 26, 7 p.m., Democratic Club Meeting, Board Room, Hamilton Pl.
8:30, Duplicate Bridge, Co-op Hospitality Room
Sun., April 28, 1-5 p.m. GHI Home and Garden Tour, GHI Office Building, Hamilton Pl.
Mon., April 29, 8 p.m., Police Department Budget Review, Municipal Building.

GHI Studies GNMA Options

Greenbelt Homes, Inc. has now been offered three options by Government National Mortgage Association, holder of the GHI mortgage, regarding its request for deferment of the 1974 principal payments. In a letter dated April 5 to Congressman Lawrence Hogan, GNMA president Woodward Kingman lists the three options as follows:

"First Option: Payment of the deferred 1974 principal payments in one lump sum (balloon payment) upon the present maturity of the mortgage.

"Second Option: One year extension of the maturity of the mortgage, subject to the payment of principal from January 1, 1975 through the extended maturity of the mortgage at the interest rate of 5 1/4%.

"Third Option: One year extension of the maturity of the mortgage subject to the payment of principal due from January 1, 1975 through the present maturity of the mortgage at the current rate of 4%, and the payment of principal during the last year of the extended maturity of the FHA maximum rate prevailing on the first day of said last year."

The GHI board is expected to take up this matter at its meeting tonight (April 25).

Transit Survey

As recently announced, the survey questionnaire which is a part of the City's transit study is being distributed to residents today. In the central part of the city your questionnaire is with this issue of the News Review, while in Springhill Lake, members of the Civic Association are distributing them door to door.

All residents are urged to take a few moments to complete the survey. The more completed questionnaires received, the greater the value of the data and aid in further carrying out the study. Completed questionnaires may be either mailed back to the consultant whose address is preprinted on the form or they may be dropped off at any one of the following collection points: Municipal Building (City Offices), 25 Crescent Road; Greenbelt Branch, P.G. County Library, 11 Crescent Road; GHI Offices, Hamilton Place and the Springhill Lake Community House, 6220 Springhill Drive.

DEMOCRATIC CLUB

The Greenbelt Democratic Club will meet on Friday, April 26 at 7 p.m. in the GHI offices on Hamilton Place. The nominating committee will submit nominations for offices of directors of the club. Nominations can be made from the floor. Everyone is welcome. All chief judges and judges are urged to attend.

Golden Age Anniversary

The Greenbelt Golden Age Club celebrated its 17th anniversary on April 17 in the club room. Honored guests were Mayor and Mrs. Pilski, Councilman Francis White and his wife, and Joseph "Pop" Cipriano and family. Guests and a hundred and twenty-five members attended the Chinese luncheon and party.

ANOTHER GREENBRIAR HASSLE

Many Uncertain Elements In Condominium Shift

by Elaine Skolnik

What will be the effect of the Greenbriar luxury development shifting from a rental basis to condominium on the density-restricting conditions contained in the special exception? This concern caused county councilwoman Lucille B. Potts to place the item on Tuesday's county council agenda for a full-scale discussion.

Mrs. Potts was critical of Greenbriar developer Alan Kay for "wanting it both ways" by converting to condominium. She noted that he originally obtained county council approval in October 1971 for a special exception to construct more 2 and 3-bedroom apartment units and fewer 1-bedroom units than permitted by the R-30 code, provided certain conditions were adhered to that would restrict the population density of the project.

Among those conditions were (1) family rooms and dens shall not be used for sleeping purposes; (2) no children permitted in 1-bedroom units (including den and family rooms); (3) no more than 2 people may occupy a 1-bedroom apartment; (4) no more than 4 people may occupy a 2-bedroom apartment; (5) no more than 5 people may occupy a 3-bedroom apartment; and (6) that the developer be required to report occupancy population figures twice a year.

Kay is now proposing to shift from rental to condominium under CB-123. This county law, which was enacted on November 13, 1973, provided that all existing low-density multiple-family R-30 apartment units could be made available for sale. The law previously restricted the R-30 zone to rental use.

Condominium Legal

At Tuesday's meeting, Ellis J. Koch of the county office of law, in reply to an inquiry by Mrs. Potts, stated that the sale was

proper and that the special exception conditions could not by themselves preclude the sale of condominiums by Greenbriar.

As for the enforcement of the special-exception conditions under condominium, there was much uncertainty. The conditions now refer to the use of the Greenbriar units as rental apartments.

Kay assured the county council that the conditions and restrictions would be adhered to on the part of the sales agency. He said that there would be a book of rules and regulations - a covenant - which would be applied to purchasers. However, he admitted that after the 1,193 units are sold, control would go to an owners' association, which would have the right to modify the rules.

Council Unsatisfied

But Mrs. Potts and other council members were still not satisfied that conditions such as limitations on children could be enforced. Kay observed that he has already received deposits on over 100 units and that the number of children involved with these families was less than under rentals.

Intent on keeping the density down, several council members speculated on the possible routes that could be taken legally to enforce the special exception restrictions under condominium. Suggestions included amending the CB-123 law to require special approval for conversions. Another was to revoke the existing special exception for Greenbriar rental apartments and pass another for condominiums. Mrs. Potts wondered about the possibility of revoking the special exception and forcing Kay to build any un-built apartments under the present bedroom percentages in the current R-30 code, which would mean more 1-bedroom apartments 50% vs. 31%.

Mrs. Potts also expressed her displeasure that some council members were not kept informed of the condominium plans.

Councilman Francis White pointed out that the sale of Greenbriar as condominiums conformed with Greenbelt's community goals. He felt that it would be desirable for the county to move in that direction.

Greenbelt Comments

Noting that many of the conditions in the special exception were suggested by Greenbelt, county council chairman Francis Francois called on city manager James K. Giese for comments. Giese said that the city did not have a chance to formally consider its position but that in general, council favored condominiums over rentals. He noted that council had many unanswered questions regarding the effects of the conversion on such matters as the on-site sewage treatment plant, density, etc. Council, he said, did not want anything to happen that will cause problems to the city and purchasers as a result of the change-over.

Kay explained that as soon as the sewage treatment plant is tested, he has to put up a bond guaranteeing maintenance and financing of the plant. The plant, he said, will be dismantled long before all the units are sold or built, which will take about 3 years. During this period he will still maintain control of the project.

The county council ended the discussion by stating that it was taking the matter under advisement until it received a formal recommendation from the city council of Greenbelt. City council expects to meet with Kay next Monday.

GREENBELT NEWS REVIEW

AN INDEPENDENT NEWSPAPER

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Published every Thursday by Greenbelt Cooperative Publishing Assn., Inc.

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MAIL SUBSCRIPTIONS: \$8.00 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Twin Pines Office; or delivered to the editorial office in the basement of 15 Parkway (474-4131), open after 8 p.m. Tuesday. Deadline is 10 p.m. on Tuesday.

Volume 37, Number 20

Thursday, April 25, 1974

Too Nice A Town to Despoil
To the Editor:

After a brief trip through Pennsylvania Dutch towns near Lancaster and seeing the neat streets and yards, the impact of viewing roadside trash piles is very upsetting.

I feel that each of us is so interested in keeping our yard and house environment neat and beautiful that we don't realize how our plastic bags of grass clippings, tree branches and leaf piles look to the people who live next to these roadside dumps, or to the many visitors who drive through Greenbelt. But who is to blame for this state of unsightliness? — In my estimation, each of us — whether we do the dumping, or are the ones who put up with people despoiling our yards and common areas.

However, the city authorities can do something to help. Instead of having roadside leaf pick-ups in the fall which generate these trash piles, the regulations should be changed to require that leaves be bagged and left in individuals yards to be picked up by city crews. This, I feel, would change a long-time pattern which seems to have resulted in the following rationalization — "If it is all right to dump leaves on the roadside in the fall, it must be all right to keep dumping leaves and garden trash there the rest of the year."

The city has a trash trailer parked behind the Fire House on Crescent Road which can be used to get things away from our yards if we can't wait for the free special trash pick-up which is available by calling 474-8000.

Greenbelt is too nice a town to despoil by allowing roadside trash piles to continue — let's see if we can't stop this practice without having to call on the city for stricter enforcement procedures.

Stephen Polaschik

THANKS

To the Editor:

The Greenbelt Lions Club expresses appreciation to those citizens who took advantage of the recent health clinic sponsored by the Lions. While only 203 citizens responded, we are confident that this program has been a service to our community.

Thanks are especially extended to all volunteers without whose help this program could not have been offered, and to the City of Greenbelt for its support.

Henry R. Fisher
Chairman,
Lions Club Health Clinic

NOTICE OF SALE

The City of Greenbelt, Maryland \$60,000 General Obligation Issue For Special Taxing District Pedestrian Mall Improvements

Sealed bids will be received by the City of Greenbelt, Maryland until 8 p.m. (EDST) on MONDAY, MAY 20, 1974 for the purchase of the above bonds in the amount of \$60,000, dated June 30, 1974 in individual denominations of \$4,000, maturing serially in numerical order on December 31 of each of the years 1974 to 1988 and bearing interest semi-annually on the last day of December and June until maturity or redemption. THE FAITH AND CREDIT OF THE CITY OF GREENBELT ARE PLEDGED TO THE PAYMENT OF SAID BONDS AND THE INTEREST THEREON. A more complete notice of sale, fiscal information and bid proposal may be obtained from the office of the City Manager, 25 Crescent Road, Greenbelt, Maryland 20770, 474-8003.

Wants Answers

Open letter to the GHI Directors:

Congratulations on the passage of your oil crisis program. The proposals were vague and wordy enough that I wasn't sure they'd go through, and the explanations were sketchy. You left out most of the background I'd need to decide anything this important; it never appeared, neither in writing nor at the meeting, so I never felt in a position to vote.

You ignored a lot of points. Foremost, there is the budget: that's where we're all at. We obviously way overspent our heating budget, but where do we see how it fits into the whole budget pattern? What items were cut out or reduced to make up for oil expense, and how far? Don't try to tell me our cash position covered it, in the middle of winter expenses? What is the total budget impact picture?

Next, the remedies. You gave us your plans for repairs and changes better than for anything else. There are still some good questions on your plans, but right now the point is in the paying for them.

I didn't see any summary comparing the approximate costs (to us) of our financing options. I'm sorry, but I don't carry a calculator in my head. I don't have total recall, either. Granted that FNMA looks to be our best bet, as a proposal it was never pulled out of the correspondence and laid out for us. I hear it's still open and changing, so where do we get an up-to-date view to decide on? From the News Review?

And the last I saw, FNMA's offer was tied up with some pretty well-tangled strings. Did we get them straightened out? Our authorization to borrow commercially doesn't violate one of the conditions, does it? Another condition (in the letter of January 24) was for us to start processing a modification of the mortgage. Did we? What else have we done to comply?

Is our monthly charge increase "viable" in FNMA eyes? My idea of a "viable" charge is obviously not the same as yours; maybe FNMA has a third opinion?

Your explanation did make reference to some reserve expenditure: around \$41,000. —? Where does this put us in the reserve picture? Your last Annual Report left out much of the detail on our reserves; why not fill us in now? Reserves are a long-term proposition, so give us their long-term impact. I can't believe that this will be our last crisis to demand reserve expenditure.

As I said, we never saw the full background. We didn't but it looks like someone did: a statement by some "GHI MEMBERS CONCERNED FOR THEIR HOMES" tells us a lot about where we in GHI find ourselves, and what GHI's going to do. How come the fullest information we members can get about our GHI comes from unofficial, unspecific and unverified sources? How did they find out so much? If the background was good for them to know, why not for the rest of us?

Their statement appears perfectly legitimate and to be offered with the best of good will. But how is it a clique takes over GHI's obligation to inform us? Is it a political ploy or a put-on? Are we pigeons to be set up?

So far we have administrative data from members and membership action initiated by administration; the only bona fide expression we had at this meeting was a report from the Audit Committee, except it was on the wrong capital program. The information I want was important before the meeting. I may no longer be able to cast my vote, but it's still important to me for GHI, itself, to tell me what it is doing about its problems where I live.

I understand there was some change to the proposals after I left the meeting, so none of us any longer has an official record of the meeting's accomplishments. Their importance to us is immediate. Since rate changes will have to be mailed to the members anyway, please send out a full report in the same package. A postage increase is no waste.

Gordon Allen

Mishkan Torah News

The annual meeting of the Mishkan Torah will be held on Mon., April 29 at 8 p.m. Election of officers will take place and the budget will be discussed.

On Sun., April 28 the Men's Club will sponsor a Spaghetti Dinner from 4 to 7 p.m.

DEMS AT WORK

The First District meeting for working up the 1974 Democratic platform for Prince Georges County will be held Tuesday, April 30 at 8 p.m. in the Springhill Lake Community Room in the Springhill Lake Shopping Center. Democrats are urged to attend.



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Church Training

6:00 p.m.

Rev. James O. Duncan

Morning Worship

11:00 a.m.

Evening Worship

7:00 p.m.

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Monday - Friday

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(Mowatt Memorial)

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474-9410

Rev. Clifton D. Cunningham, Pastor 474-3381

Topic: "Follow Thou Me"

Worship Service 11:00 A.M.

Young Adult Fellowship 6:30 P.M. Sun. Evening

(Nursery through Kindergarten at 11:00 A.M.)

Church School (Nursery through adults) 9:30 A.M.

GREENBELT COMMUNITY CHURCH

(United Church of Christ)

Hillside and Crescent Roads - Phone 474-6171 (mornings)

Sunday Worship Service and Church School, 11 a.m.

April 28, Rev. Sidney Lovett, UCC Conference Minister

May 5, Rev. Keith Wright of Gallaudet College

City of Greenbelt, Maryland

Notice of Charter Amendment

On March 18, 1974, the City Council of Greenbelt, Maryland, adopted Charter Amendment Resolution Number 1974-1, and the following Title of the Resolution is a fair summary of the amendment:

Charter Amendment Resolution Number 1974-1

RESOLUTION OF THE CITY OF GREENBELT ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE 11E OF THE CONSTITUTION OF MARYLAND AND SECTION 13 OF ARTICLE 23A OF THE ANNOTATED CODE OF MARYLAND (1957 EDITION AS AMENDED) TITLE, "CORPORATION-MUNICIPAL", SUBTITLE, "HOME RULE", TO AMEND THE CHARTER OF THE CITY OF GREENBELT, MARYLAND, SAID CHARTER BEING SUBTITLE 40 OF ARTICLE 17 OF THE CODE OF PUBLIC LOCAL LAWS OF MARYLAND (1963 EDITION AS AMENDED) AND CONTAINING IN WHOLE OR IN PART THE CHARTER OF THE CITY OF GREENBELT, BY AMENDING SECTION 40, TITLE "PURCHASES" TO PROVIDE FOR INCREASING THE MAXIMUM AMOUNT ABOVE WHICH EXPENDITURES FOR SUPPLIES, MATERIALS, EQUIPMENT, CITY IMPROVEMENTS, OR CONTRACTUAL SERVICES - EXCEPT PROFESSIONAL SERVICES - SHALL BE MADE ON WRITTEN CONTRACT WHICH SHALL BE AWARDED BY THE COUNCIL ON THE BASIS OF COMPETITIVE BIDS EXCEPT WHEN OTHERWISE PROVIDED, FROM ONE THOUSAND DOLLARS TO TWO THOUSAND FIVE HUNDRED DOLLARS.

The above amendment shall become and be considered a part of the Charter of the City of Greenbelt, Maryland, according to the terms of the amendment, in all respects to be effective and observed as such, upon the 7th day of May, 1974, unless on or before the fortieth day after passage, which shall be the 27th day of April, 1974, there shall be presented to the Council of the City of Greenbelt, Maryland, or mailed to it by registered mail, a petition for referendum signed by twenty percent or more of the persons qualified to vote in the general election of the City of Greenbelt, requesting that the above Charter Amendment be submitted to referendum to the voters of the City of Greenbelt.

A copy of the above Charter Amendment Resolution is posted in the Greenbelt Municipal Building in accordance with the requirements of Section 13(d) of Article 23A of the Annotated Code of Maryland, and may be obtained from the City Clerk, 25 Crescent Road, Greenbelt, Maryland, Telephone 474-8003.

James K. Giese, City Manager

UNCERTAINTY OF OPEN-SPACE GRANTS JEOPARDIZES CITY LAND ACQUISITION PROGRAM

by Al Skolnik

Although the general fund budget submitted to city council a fortnight ago by city manager James K. Giese is of maximum interest to Greenbelt taxpayers because it sets the property tax rate, there are other budgeted funds that expend considerable money during the fiscal year. The capital improvement fund budget is one of these. This determines how the proceeds from the \$950,000 bond issue approved by the electorate in November 1968 will be spent.

As of March 1974, the city has completed or nearly completed land acquisitions or projects with a total value of \$872,000. But because of amounts received from Federal and State open-space grants, from other sharer of costs, and from interest on investments, the capital improvement fund (for the \$950,000 bond issue) still has a balance of \$662,000 that has been unexpended.

Giese has proposed expending the \$662,000 as follows (the amounts in parenthesis represent additional sums to be obtained from other sources such as revenue-sharing funds and Federal or State open-space grants):

- Springhill Lake Recreation Center \$231,000 (\$83,000)
- Reconstruct part of Crescent Road \$11,100
- Acquisition of part of parcel 1 (30 acres) \$93,800 (270,000)
- Acquisition of part of Smith-Ewing tract (31 acres) \$23,300 (667,700)
- Park development \$55,500
- Braden Field tennis courts \$12,000 (43,500)
- Municipal building addition \$235,000

Comparison of this 1974-75 capital improvement fund budget with that of last year's reveals a redistribution of funds among projects. For example, the 1973-74 budget called for \$125,000 of bond issue money to be used to finance the Springhill Lake Recreation Center. This year's budget calls for \$231,000.

The reason for this increase is that the city's share of Federal revenue-sharing funds has been reduced from an annual rate of \$90,000 to \$72,000. Instead of allocating \$185,000 of revenue-sharing funds to the SHL Recreation Center, Giese allocated \$76,000 this year. And this amount could be even less if the city council chooses to use a greater portion of revenue-sharing funds to balance the general fund budget.

Another project which is given a greater chunk of bond issue money this year over last year is the municipal building addition. The architects have estimated a \$235,000 project, instead of \$150,000 project as shown in last year's budget.

As a result of this reshuffling of funds, the bond issue money allocated in Giese's budget for park acquisition was down from \$247,700 to \$117,000. No 1975 bond issue money was allocated at all for acquisition of part of parcel 15 near the Greenbelt lake and Capital Beltway.

Council Views

At the April 22 consideration of the capital improvement budget, city council took a different view of priority items. It felt that more significance should be attached to the land acquisition program, even if it meant diverting some of the bond issue money allocated to the municipal building addition or other "concrete" projects.

It directed Giese to give first priority to acquiring 30 acres in parcel 1 and second priority to acquiring 18 acres of parcel 15, and authorized Giese to submit applications for State open-space grants for these properties.

City council also directed Giese to move ahead on the immediate acquisition of 7 acres of Smith-Ewing parkland, since the funding of this purchase is coming from non-bond issue money. The Greenbriar developer, Alan Kay, has pledged a contribution sufficient to purchase 5 of the acres and the Maryland-National Capital Park and Planning Commission

has \$39,846 in escrow from the developer as a payment in lieu of dedication of parkland, as required by zoning code. The council also approved the city's request for open-space grants to purchase the remaining 24 acres of the Smith-Ewing R-55 tract, but didn't want to hold up the acquisition of the 7 acres pending the paperwork involved in the grant application.

Giese alerted council that there is a lot of wishful thinking in the land acquisition budget, since there is much uncertainty as to the amount of money that would be available under the State open-space grant program.

Council indicated that it would be receptive to the issuance of additional bonds for the purchase of land, if open-space funds were not approved.

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FREE ESTIMATES

Recreation Review

Residents Save:

Residents can save by purchasing the season pool passes before May 25, at the Municipal Building Mon. thru Fri., 8 a.m. - 4:30 p.m. Pool applications are available by mail and at the City Treasurer's office. Checks should be made payable to the City of Greenbelt.

Tennis Court Use

Tennis players are advised to check posted rules and regulations for court use as well as schedules for lessons and tournaments. Sun., April 28, the women's division of the Tennis Association will be playing on Braden Field courts 3 and 4 from 10 a.m. til noon.

Men's 'B' League Softball

There are still openings in the Men's 'B' League. This is a recreational league not affiliated with A.S.A. Games will be played on Sats. at 1:30, 2:45 and 4 p.m. Deadline for teams entering this league will be 5 p.m. on Thurs, May 2. For further information teams should contact the Recreation Department M-F, 9-5 p.m.

Ride-A-Bike For The Retarded

Between 50-60 riders were entered in this event which began at the Youth Center at 1 p.m. Sun. and was led by Mayor Pilski and Sgt. VanValkenburgh of the Police Dept.

Greenbelt Homemakers

Japanese silk flowers will be the craft at the workshop of the Greenbelt Extension Homemakers. For anyone interested in attending, including non-members, the group will meet at 7:30 p.m. on Wednesday May 1 in the Greenbelt Library Meeting room. Scissors, needle and thread, and an 0000 brush are needed for the craft work.

Members are reminded to bring their donations of clothing, sheets, toys, and old jewelry for the Project S.S. Hope. For more information call Sue Soule.

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The Partridgeberry School, Inc.

is an alternative mini-school with an innovative academic program for elementary school children and a participation program for their families. Partridgeberry offers a wide range of standard and non-standard learning activities and provides an abundance of educational materials and equipment as support. The school is committed to whole person development in a context of freedom and professional guidance. We seek and welcome diversity of enrollment.

Additional features: Science Curriculum Improvement Study Kits, Minnesota Project Social Studies Kits, Project-oriented curriculum, Dance program, State Authorization. Please call 474-4609 for information about our program, philosophy, practices, policies. Visit. We are now accepting applications for the 1974-75 school year.

G.H.I. MEMBERS

At the Annual Membership Meeting and Election to be held in May, 1974, Greenbelt Homes will elect four directors to serve for two-year terms and three members to the Audit Committee to serve for one-year terms. If you are interested in serving in one of these capacities, please fill out the forms below and give it to a member of the Nominations and Elections Committee: Velma Chapman, 35-F Ridge Road; John Cassidy, 22-F Hillside Road; Katherine Keene, 6-H Hillside Road; Mary Jane Kinzer, 6-G Ridge Road; Howard Savage, 2-G Southway Road.

GHI NOMINATIONS AND ELECTIONS COMMITTEE CONSENT FORM

Date

I, residing at Greenbelt, Maryland, and being an accredited member of Greenbelt Homes, Inc., and therefore eligible, do herewith consent to having my name appear on the Ballot for the annual GHI election to be held in May 1974. If elected, I will serve to the best of my ability as a member of the:

(Please check where applicable)

☐ BOARD OF DIRECTORS ☐ AUDIT COMMITTEE

(Directors are elected for 2-year terms)

(Audit Committee Members are elected for 1-year terms)

(Signature)

Address

Telephone

BIOGRAPHICAL SKETCH
(Please type or print)

Subscribed and sworn to this day of 1974.

Notary Public

GHI Home & Garden Tour

This Sunday -- April 28

1-5 p.m.

Everyone Is Welcome — No Admission Fee

Tour commences at GHI Office on Hamilton Place



CITY COUNCIL RECEIVES SIX APB REPORTS FOR DISCUSSION

by Jim O'Sullivan

At their regular meeting on April 15 the Greenbelt City Council received for first reading and acceptance six reports from the Advisory Planning Board dealing with matters referred to the board by the council and the Maryland-National Capital Park and Planning Commission. All of the reports were accepted, but as is the custom of council, none were acted on at that meeting.

Medical Building

APB Report #141 concerns a special exception application involving the new Springhill Lake office building at the corner of Edmonston Road and Springhill Drive. A proposal to lease some 4,000 square feet of the building to medical practitioners (which the present C-O zoning permits) would create a shortage of 23 parking spaces, since this kind of use generates more traffic. The petition requests a waiver of this requirement of additional parking taking note of the fact that there are some 40 spaces available nearby in the lot by the swimming pool as well as 15 to 20 spaces available on Edmonston Road and Springhill Drive.

The Advisory Planning Board's report recommends that the special exception be approved but without reliance on on-street parking to make up the needed spaces. The APB report also takes note of the fact that during the summer months the adjacent lot near the swimming pool would probably be completely filled by residents. The board also recommended the installation of bicycle racks.

Right-of-Way Problems

APB Report #142 deals with the preliminary plan of subdivision of the commercial property in the Springhill Lake North tract. The board recommended disapproval of the plan until certain matters had been resolved. Of particular concern to APB was the fact that the 80 foot right-of-way narrows to less than 80 feet at its intersection with Kenilworth Avenue. APB recommends that the 80 foot dedication be maintained for the entire length.

The board also felt that a provision should be made for a right-of-way along the western edge of parcel D which would be a section of Perimeter Road. No such right-of-way is shown in the present preliminary plan. Finally, the board recommended that no construction take place until adequate public sewage is available.

Industrial Tract

APB Report #143 recommends that the preliminary plan for the Springhill Lake Industrial tract be approved, but also recommended that no construction take place until adequate public sewage is available.

Open Space Buffer

APB Report #144 recommends that the city pursue the acquisition of two acres of federal surplus land located east of the B & O right-of-way along the Beltway. The board recommends that the city keep its options open as to whether a free donation should be pursued in which case the land would be used essentially as an open space buffer, or whether the land should be purchased for some future city use.

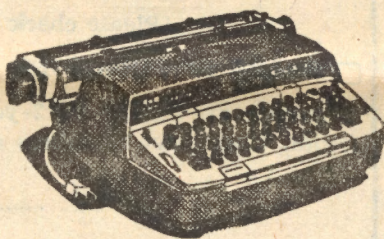
Mobil Oil Station

APB Report #140 concerns a zoning map amendment petition by the Mobil Oil service station on Crescent Road. The petition requests the reclassification of the Mobil Oil station property located adjacent to the commercial center from the R-R and C-2 zones to the C-G zone. The property is at present zoned C-2, while the sidewalk traversing the property between the existing service station and garages is zoned R-R. The change then basically involves a rezoning of the sidewalk area from R-R to C-G to permit construction of the new station. APB recommended approval of the petition subject to several conditions: that sidewalks be provided along the front and rear of the property, that adequate pedestrian ac-

cess be provided to the existing underpass, that the lighting for the station be designed so as to guard against reflection into residential areas, that adequate landscaping be provided, and that measures be taken within the means of existing technology to guard against oil spills into the storm sewer system both during the reconstruction and during future use.

Shell Station

APB Report #139 concerns a special exception application for the Shell station located on Greenbelt Road near the intersection with Kenilworth Avenue. The special exception requests permission to build a storage room at the rear of the existing station as well as one additional service bay for automobile repairs. APB recommended that the exception be approved provided that the construction plans do not interfere with the State's plans for an interchange at Greenbelt Road and Kenilworth Avenue. The board also wanted a clarification of the apparently illegal use of the station as an automobile towing station, including the storage of inoperable and impounded vehicles. Councilman Thomas White suggested that the Council coordinate its response with Berwyn Heights since the station is located in that jurisdiction.



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Woman's Club

The Greenbelt Woman's Club sponsored a concert and musical review at Greenbelt Junior High School. Proceeds of the concert, will be distributed among Greenbelt schools' music depts.

A small willow oak tree has been purchased by the Woman's Club and will be planted by the city in place of the 100-yr oak tree which has died. The original tree on Crescent Road was dedicated to the memory of Mrs. Eleanor Roosevelt Nov. 2, 1968. It was at this site in 1937, that Mrs. Roosevelt stood and "surveyed" Greenbelt. Many clubs and business organizations in Greenbelt contributed to the project at that time.

The annual spring luncheon of the Woman's Club will be held at Blair Mansion, Silver Spring May 11. All reservations must be in by May 1 to Mrs. Bernice Nelson 474-7191.

Early Registrations Urged For Kindergarten Program

A Speech and Hearing Identification Program (SHIP), directed by Speech, Hearing and Motor Development personnel in Prince Georges County, will be held at Center School again this year. The SHIP program will be held on May 23 and 24 for children who will be entering kindergarten at Center School in the fall.

Parents are urged to register children for kindergarten as soon as possible so that an appointment can be made for the SHIP screening. Under this program any child found to have a speech or hearing problem can be identified and help can be provided in kindergarten.

Red Cross Canoeing Course

A basic canoeing course will be taught by instructors of Prince Georges County American Red Cross at Greenbelt Lake on May 17, 18, and 19. Some canoes are available. Advance registration is required. Those interested should call the Red Cross chapter house, 559-8500.

GREENBELT REALTY CO.

151 Centerway MLS 474-5700

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2 Bedroom Frame home close to the Center nicely decorated also priced right \$13,500.

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OPEN EVERY DAY — CARRY OUT SERVICE

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Bridge over troubled waters.

It's easy to forget that emergencies *do* happen. And when there is a crisis, you'll need a nest egg to fall back on.

The Payroll Savings Plan is one of the easiest ways to make sure you've something saved for when you need money fast. When you participate in the Payroll Savings Plan where you work, an amount you designate will be set aside from each paycheck and invested in U.S. Savings Bonds. It's an effortless way to build up a reserve.

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Bonds issued since June 1, 1970 . . . with a comparable improvement for all older Bonds.

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CLASSIFIED

\$1.50 for a 10-word minimum, 10¢ for each additional word. Submit ads in writing, accompanied by cash payment, either to the News Review office at 15 Parkway before 10 p.m. of the Tuesday preceding publication, or to the Twin Pines Savings and Loan office. There is no charge for advertising items that are found.

PIANO TUNING AND REPAIR - Expert and Reliable Piano Service to Greenbelt since 1960. Benjamin Berkofsky, 474-6894.

TYPEWRITER REPAIR, ELECTRIC, STANDARD AND PORTABLES. Call 474-6018.

CALDWELL'S WASHER SERVICE. All makes expertly repaired. Authorized Whirlpool dealer. GR 4-5515.

TROMBONE, TRUMPET and VOICE LESSONS. Professional musician with degree. 474-5945.

(MARIE'S POODLE GROOMING) make your appointments today. Call 474-3219.

ADDITIONS COMPLETE KITCHENS, Rec. rooms, paneling. Glass replacement. We do our own work. 864-1976 - 277-9099, after 6 p.m.

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Sales & Service

Expert antenna man will install new/repair antenna for

Attic or Outdoors
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BABYSITTER WANTED - Near North End School for girl, 2½, beginning June. Phone 345-4931.

WATCH REPAIR: all kinds of watches, low price & nice guarantee. Daytime 572-7142 after 7 p.m. 474-0876.

LOST: SHAWN - west highland white terrier - Lakeside area. Please call 345-6856 if you have any information. Reward on his return.

WANTED: GLASS INSULATORS, will buy, sell or trade any kind of glass insulator. Call 474-7189.

YARD SALE: several families, household misc. Sat., April 27, 9-2 rain or shine. 2-B Hillside.

WILL MOW LAWN & other odd jobs. Call Rick, 474-6983.

ADOPTION: free to good home - lovable, small, 1½ yr, old mixed-breed female dog - spayed, shots. Excl. w/ children. Call 474-5041.

TYPING DONE in my home. Reasonable rates, expert results. Call 474-0054.

BLACK TUXEDO, excellent cond. Size 42. \$15. 474-3817.

PLAYPEN, BOOSTER seat, infant seat, Excel. Cond. All \$15. 474-3817.

WASHER, DRYER \$175; dishwasher \$75, air conditioner \$100. All excellent. 474-8166.

TYPIST NEEDED. FREEDOM of hours. Work at home. Good pay. Call Larry 345-6026.

FURNITURE - Mediterranean bedroom set - headboard, 6-ft. triple dresser; high rise dresser, 2 mirrors, excel. cond. \$300.. 474-1247.

CHILD CARE, GREENBELT, Mother with nursery school experience will care for child in her home. Ages 2-4. 474-3607.

DOG WALKER available weekday afternoons. North End area, call 345-7176.

FOR SALE: 4 Bedrm. Colonial in Boxwood Village, 2½ baths, carport, sundeck, central air. Call 345-5809.

PAINTING, PANELING, WALL-PAPERING, CARPENTRY, Home Improvements. 474-4791.

Our Neighbors

Elaine Skolnik - 474-6060

Michael Parent, 54-F Ridge, has been named director of sales for Guest Quarters apartment hotel in Washington, D.C. which opened on April 10. Parent was formerly the assistant manager of Channel Inn Motel in Washington and also was associated with the Sheraton Inn in Lanham.

Fred D. Sarra, 9148 Edmonston Road, passed the uniform certified public accountant examination and received his CPA certificate on April 17 at an awards ceremony in the Conrad Hilton Hotel, Chicago.

Happy to hear that Mr. Meier Witkowski, 29 Lakeside, is home from the hospital and doing very well. We wish him a speedy recovery.

Happy-happy birthday to Yael Cohen, 10 Greendale, who celebrated her sixth birthday.

Sgt. & Mrs. Robert E. Barton, 44-N Ridge Road, will have a new residence next month in Roswell, New Mexico. Bob will be assigned to Det. #1, 22 Bomb Wing (SAC). Marg is working with the Civil Engineering Squadron as secretary to the Programs Branch Officer.

Our deepest sympathy to Josie and Ran Seay on the death of Josie's father.

The National Association of Realtors announced that Ethel Gerring of Greenbelt Realty will serve as treasurer of the "Distinguished Sales Club". The club is composed of Realtor-Associates who have an outstanding record of sales achievement.

A recent issue of the *Postal Leader*, a national publication, featured a picture of Center School students waiting outside our postal facility. The youngsters were conducted through the building by Postmaster Emory Harman as part of Student Postal Week.

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10 SPEED REPAIR. Call Bill Cornett 474-9229.

WANTED NOW: German tutor (conversation primarily) next 4 weeks for 5th grader - 474-4906.

LOST - on Sunday, April 7, Heywood a large male tri-colored beagle with salt and peppered white parts. Around a year old. Had on a beige collar. Master is very lonesome. Please call 474-5008 after 5 p.m. Reward.

GHI Home & Garden Tour

The annual GHI Home and Garden Tour will be held on Sun., April 28, 1-5 p.m. The tour is free and open to all Greenbelt residents as well as members of the cooperative. Maps and a descriptive brochure will be available at the GHI offices where the tour will begin.

Gardens featured this year are: 33M Ridge, 39A and B Ridge, 57M Ridge, 14K Laurel Hill, 9S&T Research, 1B Research, 1B Gardenway, 2P Gardenway, 23P Ridge, 23D and E Ridge, 19K Ridge, 8L and M Southway, 12D Ridge, 5J and K Ridge, 5B Ridge, 6B Crescent, 6Q Ridge, 2A Ridge, 3A Crescent, 3D Crescent, 1A Westway.

Interiors and renovations included this year are: 39A Ridge, 5K Eastway, 44C Ridge, 4M Plateau, 5C Laurel Hill, 71E Ridge, 1A, B and C Research, 135A Northway, 25F Ridge, 19K Ridge, 2A Ridge.

Additions which may be seen are: 71E Ridge, 4B Gardenway, 20J and K Ridge, 18X Ridge, 17J Ridge, 13V Ridge.

Members of the tour subcommittee will be on hand at the GHI offices Sunday to answer questions and assist members in selecting units to visit. Members of the subcommittee are Joanne Volk (chairman), Mary Clarke, Janet James, Dennis Osika, and Marilyn Stoughton.

FRW Membership Tea

A membership drive among the ten member-clubs of The Prince Georges County Federation of Republican Women will culminate in a membership tea at the Bowie Community Center, Bowie, on Sun., May 19 from 1:30 to 4 p.m. A cash prize will be awarded the winning club.

Prospective members and their husbands are invited guests at this function to which top Republican officials have been invited.

Mrs. Charles Fuchs of Lakeside Drive, is President of the Goodluck Republican Women's Club, which includes the Greenbelt-Lanham area.



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Paying Rent and Buy this cute n' cozy 2 Bedroom masonry townhouse with ultra modern dream kitchen, wall-to-wall carpeting, and a yard filled with trees and shrubs. Spotless condition throughout. Many extras including built-in air conditioner. Just listed for \$21,500 SEE IT NOW!

LOOK

At this pert 3 Bedroom masonry Townhouse within walking distance of Greenbelt Center. Wall-to-wall carpeting and large 18,000 BTU air conditioner included for only \$22,000.

LISTEN

to the outstanding features of this 5 Year Young Brick Townhouse, 3 double sized bedrooms, 2½ baths, sep. formal dining room, 13½'x20½' living room, delux kitchen with washer & dryer, wall-to-wall carpeting throughout and centrally air-conditioned. Walk to swimming pool, tennis courts and Greenbelt Lake. ALL FOR ONLY \$36,000.

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This 4 Bedroom 2½ bath home in lovely Greenbelt and spend your summer relaxing by the 18'x30' inground swimming pool. New on market -

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Amount of Loan	*Monthly Payment	24 Months	36 Months
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1500	68.53	144.72	47.70
2000	91.38	193.12	63.60
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Interest is charged at the rate of ¼ of 1% per month (9% annual rate) on the unpaid balance. Loan life insurance is included at no additional cost.

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Fun Packed Shows all day Friday 11 a.m. to 5 p.m.

and Saturday noon to 3 p.m. Free Balloons and Gifts.

Free! 500 Orchid Corsages

to the first 500 women who bring in the free coupon
inside the "Mall Tabloid."

PROCLAMATION

WHEREAS, The American Legion Auxiliary will again conduct their ANNUAL POPPY SALE during the month of May, 1974, and

WHEREAS, this Memorial to the War Dead is an annual custom of the American Legion Auxiliary and is conducted to obtain funds to support the Auxiliary's veterans programs, veterans' rehabilitation and hospital services, and programs for the widows and children of veterans; and

WHEREAS, these "POPPIES" are made by hand by our disabled and hospitalized veterans and through the sale of these beautiful hand made flowers these veterans share themselves in the proceeds; and

WHEREAS, this Poppy Sale serves a dual purpose - first, by providing our disabled veterans an opportunity for useful work and, secondly, by enabling the American Legion Auxiliary to continue their humanitarian programs for our veterans and their families,

NOW THEREFORE, I, Richard R. Pilski, Mayor of the City of Greenbelt, Maryland, by authority vested in me by the Council and the citizens of Greenbelt, do hereby proclaim the month of May, 1974 as

POPPY MONTH IN GREENBELT

and urge all our citizens to support this POPPY DRIVE of the American Legion Auxiliary by purchasing these beautiful Poppies as their contribution to and a token of their appreciation for the services rendered by our American Legion Auxiliary to our veterans, their widows and families, and to further wear these POPPIES as a memorial to our war dead.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 22nd day of April, 1974.
Richard R. Pilski, Mayor
City of Greenbelt, Maryland

ATTEST:
Gudrun H. Mills, City Clerk

Greenbelt Carry-out

Fri., Sat., & Sun., Lg. Cheese Pizza\$1.25

Sat., Royal Steak Sub.65¢

Carton Drinks95¢ to \$1.10

Special of the Week - Hot Dog25¢

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GREENBRIAR ASSOCIATES

cordially invites

THE RESIDENTS OF GREENBELT

To a Preview Showing
of the

Greenbriar Condominium Luxury Apartments

Friday, April 26, From 10 a.m. to 7 p.m.

*Visit furnished model apartments in the Greenbriar Community Building
corner Hanover Parkway and Greenbelt Road*

Open to the General Public on Saturday, April 27
and Sunday, April 28, from 10 a.m. to 7 p.m.

DIRECTIONS: Proceed east toward NASA on Greenbelt Road to Hanover Parkway, adjacent to new Franklin D. Roosevelt Senior High School. Greenbriar Community Building located on Hanover Parkway and Greenbelt Road.